RITCH REALTY LTD.

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BEACH BAY DUPLEX - X2 HOMES. BOTH 2 BED, 2 BATH WITH DOUBLE GARAGES

Lower Valley, Cayman Islands

MLS# 421284

CI$1,175,000













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 RARE DUAL-HOME PROPERTY | FOR SALE Two Homes. One Exceptional Investment Opportunity. Set on a spacious 0.32-acre elevated lot, this unique property offers two beautifully separated 2-bedroom, 2-bathroom homes, each approximately 2,000 sq. ft., creating an exceptional opportunity for homeowners, multi-generational living or investors. THE PROPERTY The property sits approximately 25 feet above sea level — a rare and highly desirable feature in Cayman — and comprises two substantial homes, each with: • 2 bedrooms | 2 bathrooms • Approximately 2,000 sq. ft. • Double garage • Private, fenced garden • Separate gated entrance • Excellent privacy and separation Although the homes are connected by the garages, the layout and individual entrances make them feel much more like two completely independent private residences than a traditional duplex. The property also benefits from a private well, providing a convenient and cost-effective way to irrigate the mature gardens. INVESTMENT POTENTIAL The flexibility of this property is a major attraction. Home A is currently rented for CI$2,900 per month, providing an immediate rental income stream, while Home B is owner-occupied. Both homes enjoy large, mature gardens with ample space and potential for private pools, subject to the necessary approvals. The substantial double garage also offers exciting future possibilities. With plumbing already in place, it could potentially be converted into two additional one-bedroom rental units, or incorporated into the existing homes to create additional living space — potentially adding third and fourth bedrooms. LOCATION The property is ideally positioned close to Countryside Shopping Village, Vigoro Nursery and the Bypass, providing convenient access to George Town and surrounding areas. Adding further interest to the location, the Mandarin Oriental, a five-star resort development, is planned at the end of the road, bringing significant future investment and development to the immediate area. WHY THIS PROPERTY STANDS OUT ✔ Two genuine private residences ✔ 0.32-acre elevated lot ✔ Approximately 25 ft above sea level ✔ Two separate gated entrances ✔ Two mature, private gardens ✔ Existing rental income ✔ Potential for additional rental accommodation ✔ Garage conversion potential ✔ Room for pools ✔ Private well for garden irrigation ✔ Convenient location with exciting nearby development A rare opportunity to purchase two highly private homes on one elevated parcel of land, with immediate income and considerable potential for future enhancement. For further information, pricing or to arrange a private viewing, contact agent.

Essential Information

Type	Status	MLS	Listing Type
Multi-Unit (For Sale)	**Current**	**421284**	**Duplex**

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Key Details

Bed	Bath	Block & Parcel
4	**4**	**38B,166**

Acreage
0.3200

Den	Year Built	Sq.Ft.
No	**1998**	**4000.00**

Additional Feature

Lot Size	Views	Foundation	Furnished
0.32	**Garden View**	**Slab**	**Yes**

Garage	Zoning
2	**Low Density residential**

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